

\$443,600 - 373 West Haven Drive, Leduc

MLS® #E4197582

\$443,600

4 Bedroom, 3.00 Bathroom, 1,518 sqft
Single Family on 0 Acres

West Haven, Leduc, AB

Another Investment opportunity by Encore Master Builder. BUILDER PROMO \$32,000 TO INCLUDE, DOUBLE GARAGE, LANDSCAPING AND COMPLETE BLIND PACKAGE. The Bridgeport in West Haven is the perfect for the investor or to help pay the mortgage. This home comes with a completed basement suite with separate entrance. The main floor come with 9 ft ceilings, off the front entrance is a flex room for a home office or sitting room. Kitchen with quartz tops and stainless appliances. Living room overlooking the back yard, with a rear entrance mudroom and guest bathroom. Upper floor with 3 bedrooms, laundry room and 4 piece bathroom. Master bedroom has a full 3 piece ensuite walk in closet and large bedroom windows. Basement suite has its own separate entrance and comes with a bedroom, full kitchen, laundry area and 4 piece bathroom. Quick commute to the airport and new surrounding businesses, short walk to K-9 school.

Built in 2020

Essential Information

MLS® #	E4197582
Price	\$443,600
Bedrooms	4

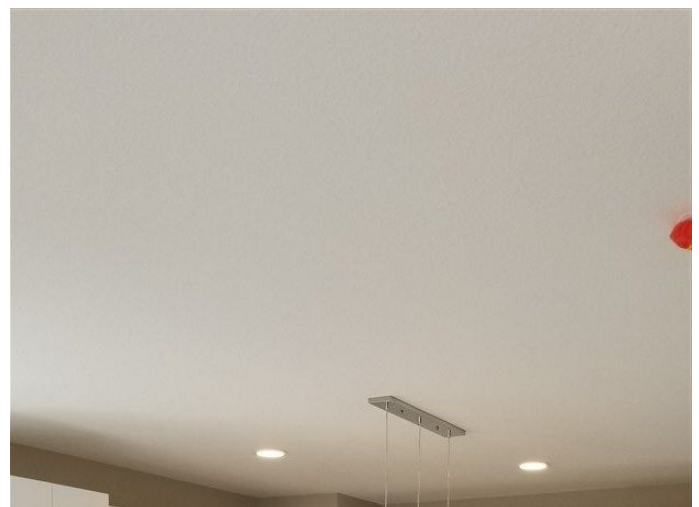
Bridgeport II

- Brownstone Architecture
- Oversized windows for increased natural light
- 9' ceilings
- Higher end finishing's
- Full sized appliances including front load washer/dryer in legal suite
- Stainless steel appliances in main home
- Fully landscaped yard
- Double detached garage
- Window coverings
- Side entrance with poured sidewalk

*Builder Special Offer - valid from May 26th to June 30th, 2020



\$449,000*



Encore
MASTER BUILDER

Bridgeport
1,519 sq. ft.
3 Bedroom
2.5 Bath

Main Level
799 sq.ft.

Upper Level
720 sq.ft.

WWW.ENCOREHOMES.CA
TEL. (780) 472-8362 FAX. (780) 472-8343

...Expect to be Impressed

Bedrooms Above Grade	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Has Ensuite	Y
Square Footage	1,518
Acres	0.00
Year Built	2020
Property Type	Single Family
Building Type	Residential Detached Single Family
Style	2 Storey

Community Information

Address	373 West Haven Drive
Area	Leduc
Community	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1J2

Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls-2x6', Tankless Hot Water, No Animal Home, No Smoking Home, Vinyl Windows, HRV System
Exterior Features	Airport Nearby, Back Lane, Flat Site, Schools
Parking	Parking Pad Cement or Paved, Rear Drive Access

Interior

Flooring	Carpet, Laminate Flooring, Vinyl Plank
Goods Included	Dishwasher-Built-In, Hood Fan, Humidifier-Power (Furnace), Microwave Hood Cover, Stacked Washer/Dryer, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-2
Has Basement	Yes
Basement	Full, Fully Finished
# of Stories	3

Exterior

Exterior	Brick, Vinyl
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Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

Additional Information

Lot Shape	Rectangular
Front Exposure	West

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.
Listing information last updated on November 25th, 2020 at 9:16pm CST